

TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD

2 HIGH STREET
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MINUTES OF THE PUBLIC HEARING
March 13, 2008

Chairman Joe Fluet called the meeting to order at the Town Hall at 7:00 pm. Attendees included:

MEMBERS		ALTERNATES		STAFF	
Joe Fluet, Chairman	X	Ed Morrison	X	Kathy Menici, Town Planner	X
Rod Cools, Vice-Chairman	X	Dick Atwater	X	Bette Gallagher, Secretary	X
John Blackwood, Selectmen's Rep	X	Peg Stevenson		Arthur Capello, Bldg. Inspector	X
Al Huntoon	X			John Ciardi, Code Enforcement	X
Donna Faucette, Member-elect	X			Richard Sager, Town Counsel	

Other Attendees as signed in:

John Crowell
Nate Fogg
Relf Fogg
F.X. Bruton
D. Mankus

Chairman Fluet opened the meeting with the Pledge of Allegiance to the Flag.

Relf Fogg announced his intention to record the proceedings and set up his camera and tripod in the back of the room. Chairman Fluet asked Mr. Fogg if this was Town sanctioned and Mr. Fogg responded it was not, but that he had the right to record under RSA 91-A:2 (II). Planner Menici told Mr. Fogg that the video would be for his own use and could not be broadcast. The Chairman further stated that Town Counsel would be consulted for clarification in this area.

Member-elect Donna Faucette in her current status as an Alternate Member sat in for Member Nancy Spencer-Smith.

PUBLIC HEARINGS:

Wakefield Tax Map 156 Lot 21
Property located at 126 Davis Road, Wakefield, NH
Agricultural Zone
Property Owners: Douglas and Jean Ball

(Cont'd from February 14, 2008) The owners/applicants, Douglas and Jean Ball, have requested a preliminary consultation regarding an in-law apartment addition to the residence portion of their mixed-use property. The parcel, identified as Wakefield Tax Map 156 Lot 21, is located at 126 Davis Road, Wakefield, NH and lies within the *Agricultural* zone.

Chairman Fluet told the Board that at the request of the applicant this matter had been withdrawn and read the applicant's e-mail to the Planning Board Secretary into the record:

“Per our conversation today, Jean and I would like to be taken off the Board's agenda for March 13th. My mother-in-law is having second thoughts about moving up North to frigid NH. I think it snowed every day that she was stayed with us this winter. We'll call you when and if she changes her mind. Thank you for your assistance.”

Chairman Fluet proceeded with the second hearing on the Agenda.

Wakefield Tax Map 22 Lot 32
Property located on Newfield Road, Wakefield, NH
Residential III Zone
Property Owner: Prudence Baker

Industrial Tower and Wireless, LLC, through its agent, James S. George, has requested a Preliminary Consultation regarding the construction of a 150-foot telecommunications tower with an accompanying equipment area on a 7-acre portion to be purchased from the 21-acre parcel identified as Wakefield Tax Map 22 Lot 32 located on Newfield Road, Wakefield, NH. The parcel is owned by Prudence Baker and lies within the *Residential III* zone.

When the video was recording the Chairman repeated that the tape was for Mr. Fogg personal use only and not to be broadcast pending advice from Town Counsel Sager.

Chairman Fluet reminded everyone that this is a preliminary discussion that is not binding on either party and that no official actions would be taken as a result of anything said during the meeting.

Chairman Fluet invited the parties forward and asked them to identify themselves. Present were Jim George, Project Manager for Industrial Tower and Wireless and Don Cody, Vice President of Operations.

Chairman Fluet then introduced staff and the members of the Board.

Before proceeding further, Planner Menici said that when she was Planner for the Town of Alton, Mr. Cody had brought two applications before their planning board, one of which was approved and one that was denied. The Planner informed the Board that the denied application has resulted in a lawsuit against the Town of Alton and she has been notified that she is to be deposed in that proceeding. Planner Menici said she was unsure of how to proceed in this situation and wanted this on the record and that she would speak with Town Counsel the next day. Chairman Fluet said that it was his understanding that if this were a public hearing that the Planner would have to recuse herself because she would be a witness for a party to a lawsuit that was related to the application in some way. However, the Chairman said that since this was a preliminary hearing, and as long as both parties agree, he said that to proceed would be acceptable.

Planner Menici said that if this becomes a formal application, the Town would have to hire someone at the applicant's expense to replace her in the review of the application, but this would be verified with Town Counsel. Mr. Cody said he would take exception to that.

The Chairman said that if all parties agreed the Planner should be able to contribute to this preliminary hearing. Mr. Cody said he felt she should recuse herself at this point. Chairman Fluet said that the Board relies on the Planner's advice and she could officially recuse herself as the Planner, but she should stay in the room and if the Board had any questions, the Board could ask her as a civilian. Chairman Fluet reiterated that this is a preliminary hearing and nothing is binding on either party.

The Chairman asked Mr. George to proceed and Mr. George handed out packets for the Board to look at. Mr. George then said that they are proposing a cell tower and they have a purchase and sales agreement with Joel Baker for this particular property located off Newfield Road. The parcel is zoned Residential III, is in the Belleau Lake region and is on a Class VI road off Route 153.

Mr. George showed the Board a visual depiction of the proposed lot which is an approximately five and one-half to six acre lot to be subdivided from twenty-one acres. He said there is a private lane called Carmichael Lane on the north border, which is basically a footpath and the land borders land owned by Tom Dube. There is 200 feet of frontage on Newfield Road and they are proposing to come off Newfield Road and build a 150-foot tower toward the back of the property. Mr. George said it is a wooded lot with some elevation. He said the structure would be a monopole with four to five carriers in the future. Mr. George said the local coverage would be tied into regional coverage that is being proposed for the area. Mr. George showed the coverage area on the maps he provided and explained the location of existing, approved and proposed towers. He said the Route 153 area through the lakes is devoid of coverage. He said there would be a Limerick, Maine tower, one in Newfield, Maine that has been approved, a second tower in Newfield and one in Shapleigh. This tower in Wakefield would tie in with those towers.

Chairman Fluet said that about six or eight years ago the Board approved a tower on the west side of Route 16 that was to be part of a plan of towers. The Board's notion then was that there would be coverage for all of Wakefield and part of that coverage included a tower in Parsonsfield not far from where Mr. George is proposing this tower. The Chairman said that tower along with three others evaporated and the Town was left with poor coverage. He said the Board struggles with two conflicting issues, that of the safety that nothing but cell phones provide and then there is the aesthetic issue. As a consequence, Wakefield has the current regulation that states a tower cannot be any taller than ten feet above the tree line and a tower cannot be built until other avenues such as other towers, barns and steeples have been exhausted. The Chairman said that the rules stand and the Board does not have the authority to void the rules and the applicant would have to seek a variance from the ZBA for anything higher than ten feet above the tree line. Mr. Cody said he was aware of that requirement and fully prepared to make a presentation for the height they are seeking.

Chairman Fluet said that the ten-foot requirement was based upon the plan of towers being in place and new ones only filling in spots but that did not happen. The Chairman said that would give the applicant some "ammunition" for an application before the ZBA and also suggested that they approach it from the aspect that this is an issue that has already been addressed and this tower would replace the one that was supposed to be built in Parsonsfield.

Mr. Cody said that each Town approaches the process differently and he understands the ZBA involvement.

Chairman Fluet said the Board recommends making application to the ZBA first and then coming to the Planning Board, but the applicant is free to proceed either way.

Mr. George said that the way he reads the ordinance is to go to the ZBA for a height variance and if it goes that way then to come before the Planning Board for site plan review and it is their intention to proceed in that way.

Chairman Fluet said they would also have to make the argument in front of the Planning Board for different reasons. They would go before the ZBA for relief from the rule and once they have rule relief they can go higher than ten feet above the tree line, but they won't be approved for 150 feet. Their application supporting arguments would then be considered by the Board. The Chairman said that previous towers were approved for less than 150 feet and that actual height would be determined during site plan review. Mr. Cody said that would be up for determination by litigation.

Selectmen's Representative Blackwood pointed out that Carmichael is a Class VI road.

Mr. Cody asked if they would be required to improve the road. Mr. Fluet explained that every lot in a new subdivision must be served by a road that meets town standards. The Board said improvement to Town standards would be required on Newfield Road, but not Carmichael.

Member-elect Faucette said that Newfield Road would have to be improved to Town standards, which would be a Class V paved road.

Mr. George said that he did not understand that Newfield Road would have to be paved.

The Board explained to the applicants that they could ask for a waiver regarding the paving of Newfield. The Chairman said that the Board had on rare occasion granted such a waiver but only when the Town received some significant benefit from the waived road being there. He gave the example of a road that except for paving met all other standards but provided access to a number of homes that were otherwise inaccessible in the wintertime to emergency vehicles.

Mr. Cody asked the Board if they had any other questions for him.

Vice-Chairman Cools asked if this would be a plain monopole? Mr. Cody asked if he were referring to a stealth pole and the Vice-Chairman said he was. Mr. Cody said that it depends upon the backdrop that the pole is against. The Vice-Chairman said it helps to blend it into the background.

Chairman Fluet said that aesthetics is the only down side. Mr. Cody said in Newfield there was a polling of summer people and the majority felt coverage was more important than the look of the pole.

Selectmen's Representative Blackwood asked if there would be coverage at the bottom of Province Lake? Mr. George said that is a tough corner and that the tower would cover a piece of the lake, but he is trying to get coverage through a regional plan.

Chairman Fluet spoke about the lack of coverage on the north shore of Pine River Pond and Mr. George said this is a difficult area because of the topography. Their goal is to create enough infrastructure to provide coverage.

Mr. Cody said their plan has two parts: one is to move forward when they can be successful and the second is that they buy their land instead of leasing.

Mr. Cody said there are new players in the marketplace and new channels coming out. Broadband is a big part of this as is wireless internet. He said that towns to the east are getting coverage rapidly.

Mr. Cody said they have options on the property, but the road upgrade is a setback and they will be looking at that. He asked the Board if they knew of any other suitable properties?

Selectmen's Representative asked about using part of Tom Dube's property and the Chairman suggested that a driveway separate from the Class VI road could be built on a right-of-way.

Mr. George asked what part of the Zoning Ordinances required the upgrade of a road from a Class VI. The Planner told him it was in the subdivision regulations.

Planner Menici asked if an estimate of the average tree height had been completed? Mr. Cody said it had not but he felt the average would be about 75 feet.

There were no more questions and the Board thanked the applicants for coming.

Chairman Fluet asked for a motion to take the agenda out of order to hear the Crowell application next. He explained to Mr. McLaughlin that his would be lengthier and the Board would like to hear the quicker application first.

MOTION: Without objection by Mr. McLaughlin take the Agenda out-of-order and hear the Crowell application next.
Made by: Rod Cools
Seconded by: Al Huntoon
Discussion: None
Vote: Unanimous

Wakefield Tax Map 212 Lot 12
Property located on Governor's Road and Crystal Lane, Wakefield, NH
Light Industrial Zone
Property Owners: John Jr. and Deborah Crowell

(Cont'd from February 14, 2008) The owners/applicants, John Jr. and Deborah Crowell, through their agent Bryan Berlind of Land Technical Service Corp., have applied for a major subdivision of the parcel shown as Wakefield Tax Map 212 Lot 12 to create three lots. Proposed lot sizes are 15.834 acres for Tax Map 212 Lot 12, 1.337 acres for Tax Map 212 Lot 12-1 and 1.791 acres for Tax Map 212 Lot 12-2. Said property is located on Governor's Road and Crystal Lane, Wakefield, NH, and lies within the *Light Industrial* zone.

Nate Fogg said he was working with Land Tech on this application and told the Board this is a major subdivision application to create three lots one of which is the road. He said there is frontage on both Governor's Road and Crystal Lane.

Mr. Fogg reviewed for the Board that they had been before the Board for a preliminary hearing and had also received approval from the ZBA to build a residence. He explained the size and location of the lots; said Crystal Lane would be its own parcel; and the remainder lot would be 15.8 acres with frontage on Crystal Lane and out to the access road running parallel to Route 16.

Chairman Fluet asked for staff comments. The Planner said that there are no issues with the proposal and the parcel for Crystal Lane more logical than having the road part of a larger parcel. She said that the lot for residential use could not be used for access to the industrial park since commercial traffic could not go beyond Crystal Lane on Governor's Road. The Planner also said that the lot would remain light industrial even with the variance and the use was complimentary with other residential uses in the immediate area.

Planner Menici said her one concern was being able to access the upland for further industrial use and the plan minimizes the impact to the wetlands because they could come in from Route 16. The Chairman said there is still a little crossing and the Planner said it was definitely minor.

Selectmen's Representative Blackwood asked if another lot could be created. Mr. Crowell said the topography is very steep in that area for another lot.

Mr. Fogg said other scenarios were considered, but feels this is a better use.

Vice-Chairman said this appeared to be a win/win situation for both the applicant and the Town and felt the Board should approve the application.

Chairman Fluet said they Board must accept the application first. After staff stated the application was complete, the Chairman asked for a motion to accept the application.

MOTION: To accept the application for a major subdivision of the parcel shown as Wakefield Tax Map 212 Lot 12
Made by: Rod Cools
Seconded by: John Blackwood
Discussion: None
Vote: Unanimous

The Chairman explained that the process is to accept the application first and that allows the Board to consider whether or not to approve it. He stated the application was now officially before the Board and they could discuss the details of it. The Chairman asked if anyone had questions for the applicant.

Member-elect Faucette said there were waivers to be considered. Member Huntoon asked if this was a major subdivision and Mr. Fogg said it was to allow for further subdivision at some future date.

Chairman Fluet asked for the waivers. Planner Menici said there were three to be considered and read them into the record:

1. Section 4.10 (C) 4 – Approximate location of buildings, wells, and wastewater treatment or septic systems
2. Section 4.10 (E) 5 – Road drainage plan and surface water drainage plan
3. Section 4.10 (E) 9 – Sewage disposal plan

Planner Menici said that no development activity is planned for the remainder parcel. She said an immediate abutter to the lot proposed for residential use had spoken to her about the placement of the septic and it was of no concern even though his well was not located on the map.

The Planner said there are no roads planned and Mr. Fogg said the third waiver addressed the remaining lot.

Chairman Fluet asked about the driveway placement with regard to the pitch. Mr. Fogg said it would be toward the northerly end of the lot and the drop would be away from Governor’s Road toward the lot.

Chairman Fluet asked for separate motions for the waivers.

MOTION: To approve the waiver for Section 4.10 (C) 4 of the Subdivision Regulations – Approximate location of buildings, wells, and wastewater treatment or septic systems for the remainder lot

Made by: Rod Cools

Seconded by: John Blackwood

Discussion: The Chairman opened the floor to public discussion and there being no comments, closed the public discussion.

Vote: Unanimous

MOTION: To approve the waiver for Section 4.10 (E) 5 of the Subdivision Regulations – Road drainage plan and surface water drainage plan for the remainder lot

Made by: Rod Cools

Seconded by: Donna Faucette

Discussion: The Chairman opened the floor to public discussion and there being no comments, closed the public discussion.

Vote: Unanimous

MOTION: To approve the waiver for Section 4.10 (E) 9 of the Subdivision Regulations – Sewage disposal plan for the remainder lot

Made by: Rod Cools

Seconded by: John Blackwood

Discussion: The Chairman opened the floor to public discussion and there being no comments, closed the public discussion.

Vote: Unanimous

Chairman Fluet said the waivers are approved and the application is now before the Board. The Chairman opened the floor to public discussion and there being no comments, closed the public discussion.

Chairman Fluet asked for any further discussion from the Board and there was none. He said for the record that one of the reasons there was nor much discussion was that there had been a very good preliminary discussion and consequently most of the issues had been resolved then. He pointed out that is the whole idea behind a preliminary discussion.

MOTION: **To approve the application for a major subdivision of the parcel shown as Wakefield Tax Map 212 Lot 12 to create three lots. Proposed lot sizes are 15.834 acres for Tax Map 212 Lot 12, 1.337 acres for Tax Map 212 Lot 12-1 and 1.791 acres for Tax Map 212 Lot 12-2 with the following condition:**

1. Pending outside agency permits

Made by: **Rod Cools**
Seconded by: **John Blackwood**
Discussion: **The Chairman asked for any further discussion and there was none**
Vote: **Unanimous**

Chairman Fluet congratulated the applicant and told him that the plans would be signed as soon as the other agency permits were submitted.

Chairman Fluet said the final public hearing was the continuance from February 14, 2008 of the Design Review for the McLaughlin's Elderly Housing project proposal.

Wakefield Tax Map 42 Lot 5
Property located on Pine River Pond Road, Wakefield, NH
Agricultural Zone
Property Owner: Charles & Charletta McLaughlin, McLaughlin Family Revocable Trust

(Cont'd from February 14, 2008) The owners/applicants, Charles & Charletta McLaughlin, McLaughlin Family Revocable Trust, through their agent Bryan D. Berlind/Nate Fogg of Land Technical Service Corp., have applied for a Design Review for a 28-unit Elderly Housing Condominium Major Subdivision and associated Site Plan Review for Wakefield Tax Map 42 Lot 5. Said property is located on Pine River Pond Road, Wakefield, NH and lies within the *Agricultural* zone.

(Cont'd from February 14, 2008) The owners/applicants, Charles & Charletta McLaughlin, McLaughlin Family Revocable Trust, through their agent Bryan D. Berlind/Nate Fogg of Land Technical Service Corp., have applied for a Conditional Use Permit to allow a wetlands crossing at the proposed 28-unit Elderly Housing Condominium Project for Wakefield Tax Map 42 Lot 5. Said property is located on Pine River Pond Road, Wakefield, NH and lies within the *Agricultural* zone.

Chairman Fluet welcomed Nate Fogg, Mr. McLaughlin and his attorney, F.X. Bruton. The Chairman said that the current revision is significantly different from the others in layout but is still the same notion. Mr. Fogg said the current is pretty similar to the one presented and discussed in January. Chairman Fluet said the Board had a lot of issues with the original layout and the current revision is an attempt to deal with those issues. He said there is still at least one major issue and that is the density

calculation. The Chairman recommended that since this is a big issue still remaining it needs to be resolved soon.

Attorney Bruton said he would speak to that and stated by using the calculation in the regulations they come up with 28 units and that exceeds the 25 living units and one common unit they are proposing. Planner Menici said she is concerned because she did not come up with that number and wondered if the applicant is going to share his numbers with the Board because Design Review is the appropriate time to do this. Attorney Bruton said that he would have Mr. Fogg provide the numbers to the Board.

Mr. Fogg said that he took the overall area of 8.37 acres and subtracted the wetlands area of .64 acres and .73 acres for the 50-foot driveway right-of-way. The Planner brought up the setbacks but Attorney Bruton pointed out that this is included in the newly approved unbuildable land definition but doesn't affect this project. Planner Menici agreed with this.

Chairman Fluet said the Board would need to see the calculation. Member-elect Faucette asked if Mr. Fogg was using 7 acres as the buildable area. Mr. Fogg confirmed this as the figure he used.

It was agreed that the calculation would be put on the plans. The Chairman said the Board would set that aside for now recognizing that it has to be provided.

Chairman Fluet then raised the issue of parking. Mr. Fogg said they are providing two spaces per unit, which is more than the one-half per unit requirement, and they are also proposing extra spaces on the side of the road. He pointed out that there are nine provided outside the common area unit and additional spaces for the pairs of units.

Planner Menici said all of this needs to be more clearly delineated on the plan. Selectmen's Representative asked that snow storage areas be shown. Mr. Fogg agreed to both of these requests. It was clarified that the fire access road would be kept accessible all year.

Member-elect Faucette asked what happened to the garages? Mr. Fogg said they had been removed because the handicapped requirements for the garages were overwhelming and they were providing outside parking only. He referred the Board to their packets and said some of the units would be one bedroom and some would be two bedrooms.

Planner Menici said that that the location of the exterior lighting near parking must be adequate especially due to the lack of garages.

Chairman Fluet said the Board was waiting to see the details of the wastewater pumping system and the back up generator. Mr. Fogg said each building would have its own septic tank and there would be a common sewer line that runs down the fire access road to a pump tank in the vicinity of the cistern. The pump tank would have approximately one day's storage. Mr. Fogg said the generator would provide support only for water and sewer.

Selectmen's Representative Blackwood asked what would happen in the event of a power outage to someone using oxygen? Mr. Fogg said that individual would have to make his own arrangements.

Chairman Fluet reminded Mr. Fogg about the wetland crossing double lined pipe with sensors and that the Board wanted to see details about the system.

Selectmen's Representative Blackwood also brought up that he felt there were more wetlands than what Mr. Fogg had flagged and wanted another engineer to double check he work. Mr. Fogg said that there have to be the three criteria of plants, hydrology and soils and if one of the criteria is missing it takes it out of the category of jurisdictional wetland. Chairman Fluet felt that having someone else check the flagging would not be unreasonable. Member Huntoon pointed out that the work could not be done at this time of the year.

Planner Menici said that both the Subdivision and Site Plan Regulations require that the project be in keeping with the rural character of the community. Building Inspector Capello and Code Enforcement Officer Ciardi both stated that the layout of the site is more institutional than rural. Attorney Bruton said that the good thing about the complex is that the whole complex won't be visible to people driving by.

Chairman Fluet said the Board could make a decision once they see the architect's drawings.

The Planner said the Board would also need to see the landscaping plan, which could soften the appearance of the layout.

Chairman Fluet said some of the necessary changes that have been made have been at the expense of some of the rural character, but he agrees with the Planner that if the design and the landscaping and the lighting is done right than it can look fine. On the other hand the Board doesn't want to see concrete block structures.

The Board and applicant discussed the issue of garages. Member-elect Faucette felt garages were extremely important and would affect the marketability of the units. Alternate Member Atwater agreed with her and also expressed his concern about the number of parking spaces.

Mr. McLaughlin said emphatically that there would be no garages due to the ADA requirements for the units. Member-elect Faucette stated that she would rather see fewer units but provide garages.

Mr. McLaughlin said that by taking the garages away they were able to make some of the units into 2-bedroom units.

Alternate Member Atwater expressed his concern over the layout of the parking.

The issue of snow storage was discussed and Mr. Fogg agreed to put the snow storage areas on the plan.

Additional discussion regarding the garages took place.

Chairman Fluet said the applicant had heard the Board's comments and asked if there were any comments from the public. Hearing none he closed the floor to public discussion.

Code Enforcement Officer Ciardi said staff wants to see the actual configuration for informal review. Chairman Fluet agreed and said that is why he wants to see a rendition.

After discussion the applicant decided to request a continuance for the Design Review to May 8, 2008 and Chairman Fluet asked for a motion for the continuance.

Planner Menici had concerns about the 65-day rule with regard to the Conditional Use Permit application. However, the Request for Continuance contains a waiver and both applications have been continued together.

MOTION: To continue at applicant's request the Design Review and Conditional Use Permit Hearings until May 8, 2008
Made by: Rod Cools
Seconded by: Donna Faucette
Discussion: None
Vote: Unanimous

BOARD BUSINESS:

1. Election of Officers

Chairman Fluet said the next item would be the election of officers. However, Planner Menici said that she spoke with Town Counsel Sager and he advised against electing co-chairs. The ability to have co-chairs would have to be in the Planning Board's Rules of Procedure, which she was unable to locate. The Chairman gave her his copy of the Rules that he has and they cover only the use of titles and to follow the Rules of Procedure in the model. The Planner said the model does not cover co-chairs. The Chairman asked if they could just vote on this issue, but Planner Menici said that requires a public hearing and must be noticed. Town Counsel recommended against co-chairs because it could become cumbersome or contentious at some point. Chairman Fluet disagreed saying that some of the Board would remember that he and Paul McNally were co-chairs and it worked well.

Chairman Fluet said the new Chair would need some time to adjust and he felt that serving as a co-chair would allow this.

Vice-Chairman Cools recommended that the Board elect officers and when the Chairman Fluet was ready to step aside later this year, new officers could then be elected.

Chairman Fluet said the Vice-Chairman or co-chair should be working with him over the next three or four months.

The Board discussed delaying the election of officers and Member Huntoon said that if the goal is for someone to gain experience maybe that could be done with the Vice-Chairman position. The Board agreed and since Chairman Fluet would not be at the April meetings it would make sense to elect the Vice-Chairman tonight.

MOTION: To elect Joe Fluet as Chairman of the Planning Board for 2008
Made by: Rod Cools
Seconded by: Donna Faucette
Discussion: None
Vote: 4 Aye, Joe Fluet Abstaining

MOTION: To elect Rod Cools as Vice-Chairman of the Planning Board for 2008
Made by: Al Huntoon
Seconded by: Donna Faucette
Discussion: Selectmen's Representative Blackwood asked if anyone else was interested in serving but Member Huntoon declined. Chairman Fluet asked the Vice-Chairman if he would be interested in serving as Chairman next year and Vice-Chairman Cools said he would.
Vote: 4 Aye, Rod Cools Abstaining

Chairman Fluet then asked for a motion to re-appoint Dick Atwater as an alternate member.

MOTION: To re-appoint Dick Atwater as an Alternate Member of the Planning Board for a three-year term
Made by: Rod Cools
Seconded by: Al Huntoon
Discussion: None
Vote: Unanimous

Chairman Fluet informed the Board that he had a letter from Dave Mankus asking to be considered as an alternate member of the Planning Board.

MOTION: To appoint Dave Mankus as an Alternate Member of the Planning Board for a three-year term.
Made by: Rod Cools
Seconded by: John Blackwood
Discussion: None
Vote: Unanimous

The Board congratulated Dave on his appointment.

2. Letter regarding Colosi subdivision

Planner Menici said she was turning this over to Bette, the Planning Board Secretary, since she had done most of the research in this matter. Bette reviewed the matter for the Board and directed their attention to the Notice of Decision containing the conditions of approval. The Chairman pointed out the additional conditions as well.

The Board reviewed the documents and the notes on the plan and although Member-elect Faucette maintained that Mr. Colosi was not responsible for improving Anglin Road, the Board came to the conclusion based upon documentation that Mr. Colosi agreed to road improvements to provide emergency vehicle access. It did not matter which end of the road was improved to provide the access, but the improvements must be done.

Chairman Fluet directed Code Enforcement Officer Ciardi to enforce the conditions of approval.

3. Nomination of SPC representative to replace Nancy Spencer-Smith

After discussing this issue, the Board decided not to appoint a second representative. The Board also discussed the pros and cons of this committee.

The Board asked Planner Menici to look into what benefits the Town is receiving for their yearly SRPC fees.

Chairman Fluet informed the Board that a decision had been received from the Court regarding Lake Forest Resort. The Judge approved the sixteen cabins at 600 square feet. However, the Court declined to comment on the definition of a camping cabin or the state rule of 400 square feet. This means the Court approved exactly what the Planning Board had already approved and re-affirmed.

The Chairman recommended to Mr. Mankus to contact his State representatives to submit legislation for a new definition.

Chairman Fluet said that the Frisbie engineer has taken issue with the Town Engineer's schedule of inspections. He told the Board that the letter has just been received and suggested this be dealt with in April. The Board was in agreement.

CORRESPONDENCE AND MISCELLANEOUS:

1. The Source Newsletter
2. Survey Map for Tax Map 59 Lot 2 and Tax Map 75 Lot 37
3. Agenda and registration form for OEP Spring Conference

Planner Menici reviewed the correspondence items for the Board. The Planner asked that members submit their registration forms for the OEP Spring Conference to Bette if they are interested in attending. She suggested that alternates who had never been should definitely go.

Planner Menici gave the Board an update on the NH Housing and Conservation Planning Program Grant. The Planner told the Board that RFP's have been solicited and she anticipates responses shortly. The State deadline is April 11th and the Planner said she would update the Board on the progress of our application. She said that the first funding round is not as competitive as the subsequent ones and approval appeared good for Wakefield.

The Planner said that the \$1,000.00 contribution from the Town did not have to be in cash. The Board of Selectmen could vote to commit a certain number of hours to certain grant activities. She is already keeping track of her time.

APPROVAL OF MINUTES:

MOTION: To approve the Minutes for February 14, 2008
Made by: Donna Faucette
Seconded by: Al Huntoon
Discussion: None
Vote: 4 Aye, John Blackwood Abstaining

ADJOURNMENT:

MOTION: To adjourn the meeting at 9:45 pm
Made by: Rod Cools
Seconded by: Donna Faucette
Discussion: None
Vote: Unanimous

Respectfully submitted,

Bette Anne Gallagher
Planning Board Secretary